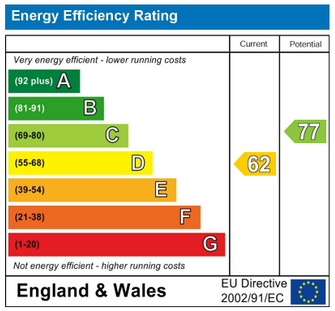
DIRECTIONS

SAT NAV: PE31 7SY



NOTES FOR PURCHASERS:

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DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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GROUND FLOOR ONE BEDROOM MAISONETTE IN DESIRABLE LOCATION CLOSE TO THE BEACH

King's Lynn **£120,000 Leasehold**

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ENTRANCE HALL
Fitted carpet, radiator, door to lounge and stairs to first floor.

LOUNGE 11'09 x 10'06 (3.58m x 3.20m)
Fitted carpet, window to front aspect, radiator, large understairs storage cupboard.

KITCHEN 8'08 x 5'07 (2.64m x 1.70m)
Fitted kitchen with range of wall-mounted, base and drawer units and wood effect worktop over. Window to front aspect, splashback wall tiling, extractor fan, space for oven, stainless steel sink with drainer, space for fridge/freezer and space and plumbing for washing machine. Vinyl flooring.

MASTER BEDROOM 16'07 x 11'08 (5.05m x 3.56m)
Fitted carpet, window to front aspect, radiator, bathroom/en-suite, loft access.

BATHROOM 7'01 x 6'02 (2.16m x 1.88m)
Three piece suite comprising of fitted bath with shower attachment, W.C and hand wash basin. Extractor fan. Vinyl flooring.

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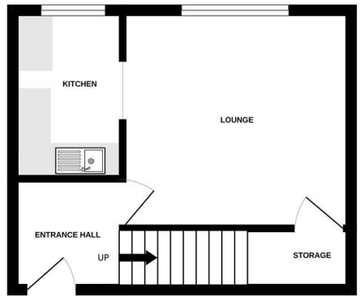
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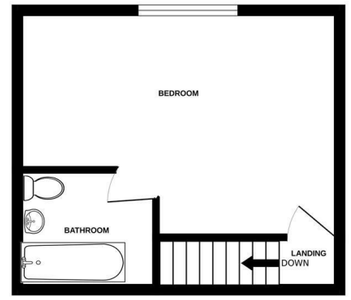
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NO UPWARD CHAIN Nestled a stones throw from Heacham Beach, this delightful duplex offers a unique opportunity for those seeking a coastal retreat. Set over two floors, the property features a private staircase that leads you to a comfortable living space, perfect for relaxation and entertaining. The flat comprises one well-proportioned reception room, ideal for hosting friends or enjoying quiet evenings at home. The bedroom is thoughtfully designed to provide a peaceful sanctuary, while the bathroom is conveniently located to serve both residents and guests. Additionally, the property boasts a loft, providing extra storage space or the potential for further development. This flat has been well-maintained, with a recent consumer unit ensuring modern electrical safety. Its prime location is a significant highlight, as it is just a short 3 to 5-minute stroll to the beautiful beach, where you can enjoy the stunning coastal views and fresh sea air. For your everyday needs, a variety of restaurants, pubs, and shops are within a 5 to 10-minute walk, along with a regular bus service that connects you to nearby areas. This property is situated in a highly sought-after location, making it an excellent choice for first-time buyers, investors, or those looking for a holiday home. In summary, this charming duplex flat in Heacham presents a wonderful opportunity to embrace coastal living in a vibrant community. With its convenient amenities and proximity to the beach, it is sure to attract interest from a range of buyers. Don't miss your chance to make this delightful property your own.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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